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RIVERSIDE
SAN DIEGO

October 23, 2013

VIA ELECTRONIC MAIL

Mr. James Campbell
CITY OF NEWPORT BEACH
3300 Newport Boulevard
Newport Beach, CA 92663

Subject: **Lot Line Adjustment LA2013-011 between 201-205 Carnation Avenue and 101 Bayside Place**

Mr. Campbell:

I received a copy of the letter from Mr. Gary S. McKitterick regarding his concerns that the lot line adjustment referenced above, may negatively impact the easement his clients (owners of 103 and 105 Bayside Place) have over portions of the property being adjusted.

I wanted to assure you, the board and Mr. McKitterick that this, or any , lot line adjustment in no way alters, changes, modifies or diminishes the easement rights of the owners of said easements. The lot line adjustment is merely a legal means for the adjustment of the fee title lines between adjacent parcels, outside the jurisdiction of the subdivision map act. It gives no entitlements or rights to construct or any other rights to the owners other than to change the property boundaries that they already own in fee (similar to a sale).

Holders of existing easements over the subject property will have the same easement, in its same location, with all the same rights over said easement as before the lot line adjustment records, and will maintain those rights until such time said easement owners see fit to quitclaim those easement rights.

I hope this answers any questions or concerns anyone may have. Thank you for the opportunity to clarify.

Sincerely,

Robert L Wheeler IV, PLS 8639
Assistant Manager Mapping Department
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